

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

APR 12 2010

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Shay Building

other names/site number NPS: 17836 / KSHS: 159-5225-0012

2. Location

street & number 202 South Broadway Avenue

☐ not for publication

city or town Sterling

☐ vicinity

state Kansas

code

KS

county Rice

code

159

zip code

67579

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☒ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Robert Selmer
Signature of certifying official/Title

8-1-10
Date

State Historic Preservation Office, Kansas Historical Society
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register

☐ removed from the National
Register.

☐ other,

(explain:)

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____

Shay Building
Name of Property

Rice County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: professional

Domestic: multiple dwelling

Recreation

Retail

Current Functions

(Enter categories from instructions)

Commerce/Trade: professional

Domestic: multiple dwelling

Recreation

Retail

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American

Movements: Commercial Style

Materials

(Enter categories from instructions)

foundation Stone

walls Brick; Stucco

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Shay Building
Name of Property

Rice County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

Circa 1881-1956

Significant Dates

1906, 1956

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ Previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Kansas State Historic Preservation Office

Shay Building
Name of Property

Rice County, Kansas
County and State

10. Geographical Data

Acreage of Property .17 acres

UTM References

(place additional UTM references on a continuation sheet.)

1 14 569500 4229020
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title David R. Wilson & Julie Weisgerber, KSHS Staff
organization Shay Building Redevelopment LLC date 10-16-2009
street & number 116 W Jefferson Avenue telephone 620-278-6080
city or town Sterling state KS zip code 67579

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 Or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Shay Building Redevelopment LLC (Attn: David R. Wilson)
street & number 116 W Jefferson Avenue telephone 620-278-6080
city or town Sterling state KS zip code 67579

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Shay Building
Sterling, Rice County, Kansas

NARRATIVE DESCRIPTION

The Shay Building (built circa 1881, redesigned 1906) is located at the northwest corner of Broadway and Monroe in Sterling, Kansas. The corner building has two primary elevations with a canted entrance at the northwest corner. The west elevation faces Broadway and the north elevation faces Monroe. The building's west elevation adjoins a block of commercial buildings that make up the downtown core.

Elaboration

The Shay Building is a two-story, two-part commercial block with late-nineteenth century and early-twentieth century vernacular commercial styling. The building originally featured a brick exterior but was parged with scored lines to look like cut stone in 1906. The rectangular building is approximately 10,000 square feet and is five bays by eleven bays and capped with a painted metal cornice. The cornice is decorated with dentils and small brackets. Over the canted entrance, a metal pediment is designed with the name "Shay" emblazoned on the tympanum. The west and north elevation stand in contrast to each other; with the west elevation being the primary storefront location.

West Elevation

The west elevation faces Broadway. This elevation has two storefronts and a central entrance that leads to an interior staircase providing access to the second floor. The right (south end) storefront is more traditional with a short parged bulkhead. The glass display windows are framed with bricks below and on both sides. The centered door to the store is recessed, and there are three panels of glass transom that are flush with the plane of the building. This storefront is similar to what is noted in historic photos, but it has been updated over time.

The left (north end) storefront is original. The parged bulkhead mimics that of the right storefront, but here instead of the traditional display windows, three brick piers frame two large plate glass windows, each with a heavy mullion separating the window from a transom. Originally, the plate glass window was a single piece of glass; today there is a wide muntin dividing the opening into two pieces.

On the upper floor of the west elevation, there are five arch-topped, two-over-two sash wood windows. Each window has a parged windowsill and window hood, with an exaggerated keystone, painted a contrasting color. The fenestration is not symmetrical; three windows are centered over the right storefront and staircase, and two windows are centered over the left storefront.

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Sterling, Rice County, Kansas*Corner Entrance*

The canted entrance is set on a 45-degree angle and is comprised of a centered, recessed door. Above the door is a transom that matches the transom on the adjacent storefront on the west elevation, with a heavy mullion below. On either side of the door is a sidelight with the same matching mullion and transom above. These sidelights are set on an angle, 135-degrees from the plane of the door, so that they are at a 90-degree angle to corner with the west and north elevation. The second story has a large arched opening with a pair of narrow arched windows. The "Shay" pediment sits above.

North Elevation

The north elevation faces Monroe. This elevation is divided into three parts: The primary shop space, and two secondary sections defined by a shed roof and simpler details. The shop space abuts the canted entrance and is almost entirely a solid wall on the first floor. There is a single arch-topped door towards the east end of this section. Above, the second floor features nine arch-topped windows that match those on the west elevation. As on the west, the windows here are not uniformly spaced. There is a single window, a space followed by four windows, another space and a second set of four windows. Matching the west elevation, the pressed metal cornice caps the structure and terminates two-thirds of the length of the building

The rear section of the building has a pair of arch-topped windows with parged hoods that match the ones on other parts of the building. The second floor lacks the parged brick wall and the metal cornice. Instead there are three six-over-one square-topped wood windows capped with a shed roof with wood shingles. From the earliest Sanborn Fire Insurance map published in 1884 to the 1924 Sanborn, a photography studio is listed in this location of the building. The concentrated amount of light could have been needed for shooting portraits, but it is unclear if a photography studio was the intended use of this part of the building when the structure was constructed.

The easternmost section of the north elevation is very simple. The building's only basement window is located here. There are not any openings on the first floor. On the second floor there is one opening. It is similar to the opening on the corner section, an arched opening with a pair of narrow arched windows. What's different is that it is slightly smaller than its counterpart, and it lacks the raised arched stone; in fact there is no trace of a windowhood at all.

East Elevation

The back of the building is very industrial in layout and execution. This section of the building is not parged; its red brick face is left exposed. The openings including warehouse doors and windows are a mixture of arched and square.

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Shay Building
Sterling, Rice County, Kansas

Interior

The interior of the Shay Building is divided functionally into three elements: two first-floor commercial spaces and an upstairs office/apartment layout. The storefront accessed by the corner entrance retains the most historic integrity. The large, open, rectangular space has wood floors, plaster walls, and a pressed tin ceiling. Historic photographs reveal that the only change to this space is the removal of the built-in shelves from when this space served as a dry goods store. Towards the back of this store is a large arched opening with four stairs leading up to a raised platform. It is unclear what this was used for, but it does appear in historic images. The north commercial space has seen the most alterations. It is now used as call and mail center; and has carpeted floors, drywall, and modern ceilings with an HVAC soffit. The back area of this space is a warehouse (as it was historically) with a concrete floor, exposed brick walls and wooden truss ceiling.

The second floor has a central double-loaded corridor with doors on both sides. There are nearly a dozen small rooms historically used as both offices and living quarters. Some of the rooms have added small bathrooms or kitchens, and one room has a blond brick fireplace. This area retains many character-defining features including wood floors, plaster walls and ceilings, four-panel doors and door transoms. Trim, including the window and door casings, is a simple planed trim, with bull-nose corners.

Ongoing Rehabilitation

At the time of this nomination (December 2009), the building is in the midst of a National Park Service-certified rehabilitation in accordance with the Secretary of the Interior's *Standards for Rehabilitation*. Three of the project's five phases have been completed. Finished work includes a rebuilt east wall, an interior rehabilitation of the south retail space that is now in use as a call center, a rehabilitated stucco exterior, and a repaired and repainted metal cornice. All work completed thus far has been approved using Part 2 NPS applications and amendments. The final two phases will involve interior rehabilitation of the first and second floors.

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Sterling, Rice County, Kansas

STATEMENT OF SIGNIFICANCE

Summary

The Shay Building (built circa 1881, renovated 1906) is being nominated to the National Register under Criterion A for its association with patterns of activity that made a significant contribution to local history in the area of commerce. The period of significance begins with the construction of the building in 1881 and extends through the period of peak retail and professional activity in downtown Sterling to 1956.

The building assumed its present appearance circa 1906 when the exterior brick was parged with a layer of stucco and a decorative metal cornice was added. The first floor served primarily retail purposes during the period of significance. The second floor has housed professional offices and apartments until 1956 when occupants began vacating the upper floor and this formerly mixed-use building came to function primarily as a tavern.

The Shay Building is the only surviving historic building at a prominent downtown intersection (Broadway and Monroe) that was the early focus of commercial activity in Rice County. Many of its contemporaries that served a retail purpose in the early 1900s have been lost to demolition, and most of those that remain have been significantly altered. As a result, the Shay Building is one of the few good examples of early twentieth-century commercial architecture in Sterling, having endured a full century now without major, character-changing alterations.

Local Historic Context and Property History

The town of Sterling was incorporated in 1876 and was named for one of the area's earliest settlers - Sterling Rosan. As William Cutler compiled his *History of the State of Kansas*, which was published in 1883, Sterling was developing into a busy commercial center along the Atchison, Topeka & Santa Fe Railroad. In 1880, its population was 1,014 and in 1883, its estimated population is 1,500. Cutler reported that the "business may be summarized in the spring of 1883, as follows: three banks, two architects and builders, six grocery stores, three hardware stores, three jewelry and music stores, four dry goods stores, one furniture store, three hotels, one druggist, two shoemakers, and other artisans"... There was also an elevator, known as the Davenport Elevator, built in 1878, by Dow, Hancock & Gilman, two flourmills, a syrup factory, and a sugar factory.¹ By 1910 there were 2,133 residents of Sterling, which was also home to Cooper College (now Sterling College).²

¹ William G. Cutler, *History of the State of Kansas* (Chicago: Andreas' Publishing Company, 1883). Accessible online at <http://www.kancoll.org/books/cutler/rice/rice-co-p3.html#STERLING>

² Frank Blackmar, *Kansas: A Cyclopedia of State History*, vol. II (Chicago: Standard Publishing Company, 1912), p. 763-764. Accessible online at: <http://skyways.lib.ks.us/genweb/archives/1912/>

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Sterling, Rice County, Kansas

A frame building, housing a saloon, was located at the southeast corner of Broadway and Monroe in the late 1870s and early 1880s. In 1880, a fire burned downtown buildings affecting thirteen businesses,³ which began a discussion of implementing a local water works system. A short time later, T.C. Magoffin had constructed a more substantial and permanent two-story brick building on the corner lot. Magoffin was an early Sterling merchant who arrived from nearby Raymond in the 1870s. He owned stores in Sterling, Raymond, and Atlanta (the original county seat, which disappeared after the railroad bypassed it for Sterling). During this period Sterling was Rice County's largest and most commercially active municipality. Nearby Lyons — the county seat — was, at this stage, little more than a courthouse situated in the geographic center of the county.

Although the intersection of Broadway and Main was intended to be Sterling's principal crossroads when the town was platted in 1872, several circumstances shortly thereafter made Broadway and Monroe the commercial focal point in the late nineteenth century. First, the railroad passed through Sterling closer to Monroe than to Main. Second, given the location of the depot, Sterling's two hotels were located just south of the Magoffin/Shay property: the Green Mountain Hotel on the east side of Broadway and the Ricksecker House across the street on the west side. Third, Rice County's two major banks were located across from one another on the northeast and northwest corners of Monroe and Broadway. Finally, the Mincer Dry Goods store at the southwest corner was perhaps the most significant retail property in Rice County well into the 1900s.

As a result of this development, the commercial traffic in Sterling during the late nineteenth and early twentieth centuries focused on Broadway and Monroe. It is worth noting that a panoramic post-card photo of the downtown taken around 1906 centered on the Broadway and Monroe intersection—further evidence that this was an important local commercial center. Indeed, Sterling's only stoplight was positioned at Broadway and Monroe until the 1980s, when it was removed and installed at Main Street.

Sanborn Fire Insurance Maps provide a thorough understanding of the evolution of this building and this downtown intersection. The Sanborn map company produced eight sets of maps of Sterling between 1884 and 1941. All eight editions include the property at the southeast corner of Monroe and Broadway, and document the types of businesses occupying the building.

In 1884, the building included a clothing store and retail space offering "books, notions, and wallpaper" on the first floor. A photography studio and a social hall occupied the second floor. In 1888, the building included a dry goods and grocery store on the first floor. Offices, a photography studio, and a Knights of Pythias hall occupied the second floor. The 1899 map documents a dry goods store on the first floor, and offices, a photography studio, and a Grand Army of the Republic hall on the second floor. By 1905, the Sanborn map illustrates a dry goods business in the north storefront and warehouse in the south storefront on the first floor. A photographs studio is the only thing noted on the second floor. In 1912, a cobbler occupied

³ The year of the fire was noted in the *Sterling Bulletin*, 25 September 1947.

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Sterling, Rice County, Kansas

a small section of the south storefront. A warehouse occupied the remainder of the south portion of the first floor and likely supplied the adjacent grocery and hardware store in the north storefront. A photographs studio is the only thing noted on the second floor. The 1925 map documents a vacancy in the south storefront, an auto repository in the rear half of the south store, and an unidentified "store" in the north half of the first floor. A photo studio is noted on the second floor. The uses do not appear to change in the last update of the maps in 1941.

T.C. Magoffin, an early Sterling merchant, erected and owned this building for many years. One of the building's first occupants was a mercantile business called Skiles and Wershing. R. J. Shay bought the building in 1892 and continued to operate a mercantile store there. Shortly after the turn of the century, Shay remodeled the façade of what had been known as the "Magoffin Block" by covering the red brick exterior walls with a parge coat of stucco scored to look like stone. He also added a decorative metal cornice and replaced the half-circle raised pediment above the entrance that said "Magoffin" with a prominent triangular pediment emblazoned "Shay." Thus, the original "Magoffin Block" became the Shay Building, and this refashioning of the building resulted in the appearance we see today.

Members of the Shay family owned the building until 1965. The upstairs continued to house professional offices and apartment tenants – including Shay's widow, Margaret McBride Shay – until approximately 1956. The Shays' grandson, William "Bill" Shay, recalls visits to his grandmother's apartment in the early 1940s: "I remember when I would hear a train whistle I would run down the stairs and go to the train depot to see the large steam engines. But first I would stop off at the city-owned water fountain at the bottom of the stairs for a drink."⁴ Bill also remembers her apartment had access to a rooftop porch where she had placed tables and chairs for guests.⁵

Various professionals occupied the upper floor offices. A few tenants included C. E. Johnson, a dentist who rented the corner office upstairs and E. K. Porter⁶ who operated a photography studio. The shed-roof skylight beneath which his studio was located remains a prominent feature along the north elevation facing Monroe near the east edge of the building.

During the 1930s, the first floor of the building became a pool hall called Broadway Billiards, operated by Doc Warren. One local historian recalls scurrying out of the high school building with his best friend when the bell rang to get a "good" table at the pool hall (in the 1940s). According to the May 20, 2004 edition of the local newspaper - the *Sterling Bulletin* - in its peak years the pool hall held seven tables, snooker and pool. This recreational use of the first floor space continued for the next 70 years. The Hendrickses operated Sterling Recreation in the 1950s and 1960s, and in 1970 Ray Riggs purchased the building and renamed the

⁴ William "Bill" Shay, Interviewed by author, 2009.

⁵ Ibid. This rooftop porch is noted in the Sanborn maps.

⁶ Porter's son is noted Kansas poet and historian Kenneth Porter. See this link for a short biography of Kenneth Porter:
<http://www.washburn.edu/reference/cks/mapping/porter/index.html>

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Sterling, Rice County, Kansas

business Ray's Recreation. In 2003, Riggs closed the establishment. This was the first time in the history of Sterling that the lot at 202 South Broadway had been unoccupied.

Significance

The building's significance (Commerce – Criterion A) is derived from its commercial role in Sterling from circa 1881 to 1956, and is representative of late nineteenth- and twentieth-century commercial patterns in the downtown. As Sterling did, the Shay Building entered this era serving a retail or "supply" function for residents and farmers for miles around the growing prairie town. As with many small downtowns and historic commercial buildings, Sterling's retail function diminished with the growth of automobile travel, and the Shay Building transitioned away from retail and commercial uses to a recreational or "lifestyle" function. It is this retail-to-recreation-to-vacancy nature of the Shay Building's history – paralleling Sterling's history – that characterizes its significance.

As with many newly established Kansas towns in the middle and late nineteenth century, Sterling promoted itself as a regional center of retail businesses and agriculture. A promotional guide published in 1887 noted that "all this rich country – and nothing but a look at it will be just to its claims for richness – is directly tributary to Sterling; it trades there, takes the railroad there, and depends upon that town for its supplies."⁷

The railroad brought to Sterling the supplies and merchandise that allowed local merchants to serve its own residents as well as those living in the country for miles around. The establishment of the AT&SF line through Sterling in 1872 punched Sterling's ticket into the twentieth century. Commercial development in town quickly gravitated toward the rail depot near the Broadway and Monroe intersection. When fire destroyed the old clapboard buildings south of Monroe in the early 1880s, the proximity of the railroad emboldened the owner of the lots, T. C. Magoffin, to build the sturdy red brick structure that remains today as the Shay Building.

The Shay Building, occupying a corner lot at this prominent intersection, housed a mercantile during these years. Its proprietors fed and outfitted the residents of a growing community, as well as the drummers and travelers who passed through the Santa Fe depot just 200 yards to the south.

Furthermore, in the early twentieth century, when competition for status and grandeur was strong in the small town, the building's new owner R. J. Shay saw fit to invest heavily in a thorough renovation of the building, adding the ornate metal cornice and the parge coat of stucco to its exterior walls. The parge coat, scored to look like stone, gives one the impression that Shay felt it necessary to keep pace with the newer, more impressive Mincer Dry Goods, First National Bank, and Citizens State Bank buildings on the three adjacent corners of Broadway and Monroe.

⁷ Sterling Land and Investment Company, *Sterling, Kansas: The Actual Advantages, Resources of a Grand Young Town Carefully Discussed* (n.p., 1887). Reprinted by Ross W. Zimmerman Real Estate in 1972 as a Centennial Souvenir. Page 14.

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Sterling, Rice County, Kansas

Whatever his specific reasons were for the investment, Shay's upgrade of the building illustrates the high point of commercial optimism in the early twentieth century—optimism that shortly thereafter began to fade. For the next 80 years, most, if not all, work to Sterling's business district demonstrated that a major philosophy shift had taken place. Instead of seeing fit to upgrade and enhance the buildings' defining attributes, almost all changes to the buildings reflected a devaluation of their original character. "Upgrades" in downtown Sterling took the form of second-story aluminum slipcovers designed to "modernize" the buildings and conceal their age. More significant changes resulted in the replacement of old but still structurally sound buildings by new one-story grocery stores and banks. All of these changes indicate that the market for retail goods had shifted irreversibly to the newer, larger retail outlets in Hutchinson that were suddenly accessible via automobile. As the market weakened further and older buildings remained empty, structural problems made matters worse. In 1981 the trend reached its culmination, both literally and figuratively, when three historic buildings at the corner of Broadway and Main were razed and replaced with a drive-up gas station and convenience store.

The fates of the three other historic buildings at the intersection of Broadway and Monroe also reflect this trend. These two-story Italianate-style buildings were some of downtown Sterling's most impressive and well known. Two of these three buildings were razed by 1970, and the third fell victim to a fire in 2002.

- The First National Bank building (c. 1880s), which sat across Monroe Street to the north of the Shay Building, was demolished in 1968 and replaced with a much smaller one-story, Colonial Revival-style bank building complete with a parking lot and drive-through window occupying the rear two-thirds of the lot. The building now serves as the FirstGroup Insurance agency.
- The smaller but just as stately Citizens State Bank building (c. 1880s) sat on the northwest corner of the intersection. It was demolished in the mid-1960s because of structural failures. The lot has been vacant ever since. It is now the site of Dysart Park.
- In 2002, the Mincer Building, which had historically been Sterling's premier retail address, was occupied by a chemical laboratory and tragically succumbed to a fire that destroyed all the remaining buildings on the west side of Broadway at Monroe.

Today, only the historic Shay Building remains at the intersection Broadway and Monroe. Its conversion to a pool hall and bar in the 1930s (after the retail climate in Sterling had begun to decline) prolonged its life. Its steady service as a recreational establishment over the next seven decades kept the building in use. Thus it stands today as an example of early twentieth-century commercial architecture in Sterling during a period of optimism. Its handsome metal cornice and its corner façade still command respect, especially in the absence of its historical neighbors.

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Shay Building
Sterling, Rice County, Kansas

BIBLIOGRAPHY

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Cutler, William G. *History of the State of Kansas.* Chicago: Andreas' Publishing Company, 1883. Accessible online at <http://www.kancoll.org/books/cutler/rice/rice-co-p3.html#STERLING>

Moxley, Max. Interviewed by David Wilson. (2009) Moxley is a town historian and former publisher of *Sterling Bulletin*.

Sanborn Fire Insurance Maps. 1884, 1888, 1899, 1905, 1912, 1925, 1941.

Shay, William. Interviewed by David Wilson. (2009) Shay is the grandson of R.J. Shay, building owner during period of historical significance.

Sterling Bulletin archives.

Sterling Land and Investment Company. *Sterling, Kansas: The Actual Advantages and Resources of a Grand Young Town Carefully and Candidly Discussed.* n.p. 1887. Reprinted by Ross W. Zimmerman Real Estate in 1972 as a Centennial Souvenir.

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Sterling, Rice County, Kansas

VERBAL BOUNDARY DESCRIPTION

Lots 106 and 108 on Broadway Street in Sterling, Rice County, Kansas.

BOUNDARY JUSTIFICATION

The nominated property includes the parcels historically associated with the Shay Building.

PHOTOGRAPHIC INFORMATION

Property: Shay Building

Location: 202 South Broadway Avenue, Sterling, Rice County, KS

Photo 1: North (left) and west (right) elevations, facing SE. Photo by Sarah Martin, August 1, 2008.

Photo 2: East (left) and north (right) elevations, facing SW. Photo by Sarah Martin, August 1, 2008.

Photo 3: Close-up of the cornice. Photo by Sarah Martin, August 1, 2008.

Photo 4: North (left) and west (right) elevations, facing SE. Photo by Julie Weisgerber, December 17, 2009.

Photo 5: West elevation, facing E. Photo by Julie Weisgerber, December 17, 2009.

Photo 6: Interior, corner entrance, first floor. Photo by Sarah Martin, August 1, 2008.

Photo 7: Interior, north storefront, first floor. Photo by Sarah Martin, August 1, 2008.

Photo 8: Interior, rear warehouse, first floor. Photo by Sarah Martin, August 1, 2008.

Photo 9: Interior, front stairway to second floor. Photo by Sarah Martin, August 1, 2008.

Photo 10: Interior, second floor, showing typical apartment. Photo by Sarah Martin, August 1, 2008.

Photo 11: Interior, second floor, archway. Photo by Sarah Martin, August 1, 2008.

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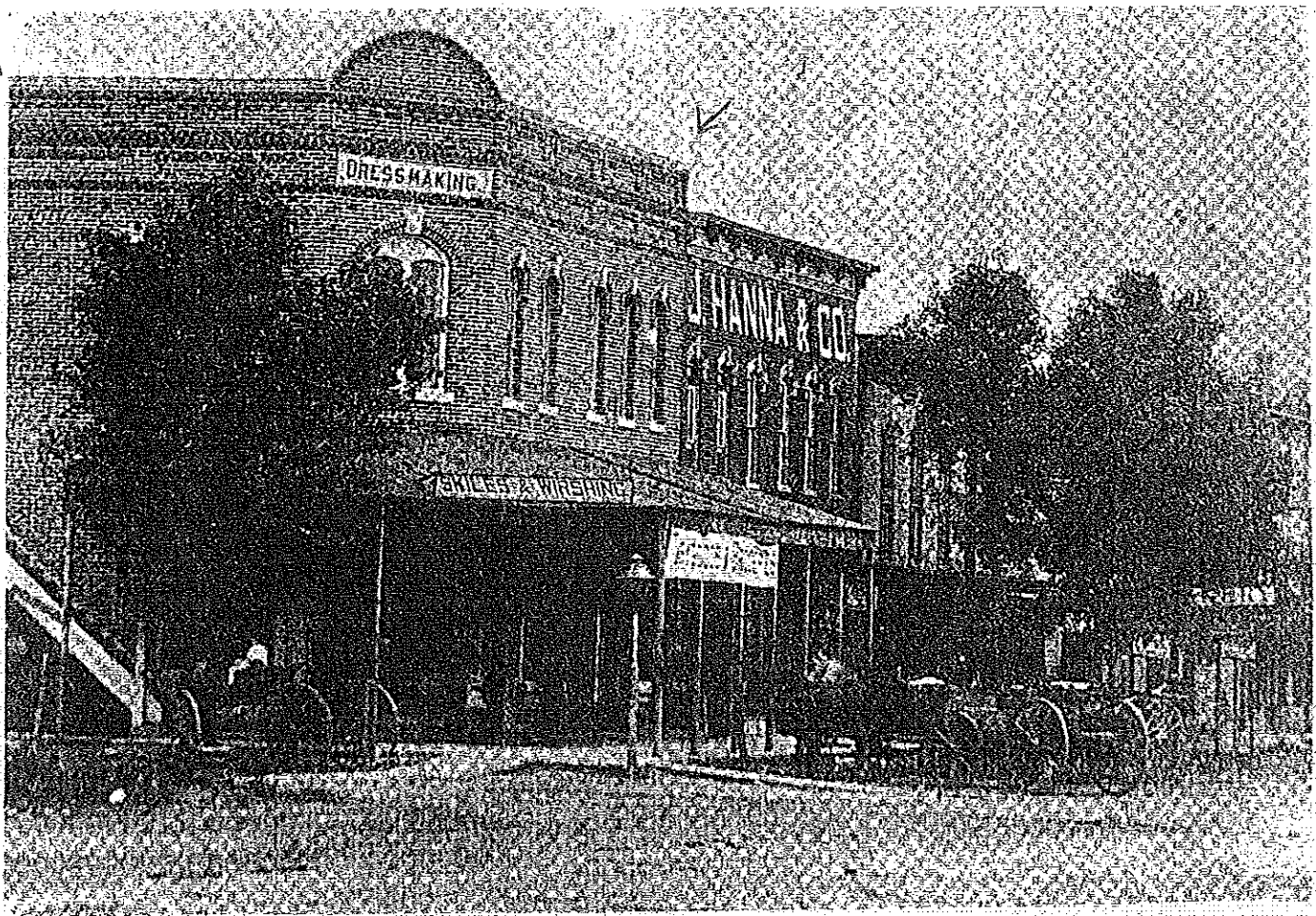
National Register of Historic Places
Continuation Sheet

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Shay Building
Sterling, Rice County, Kansas

Historic Photographs: Submitted by Property Owner

Figure 1: Historic Photograph, pre-1906



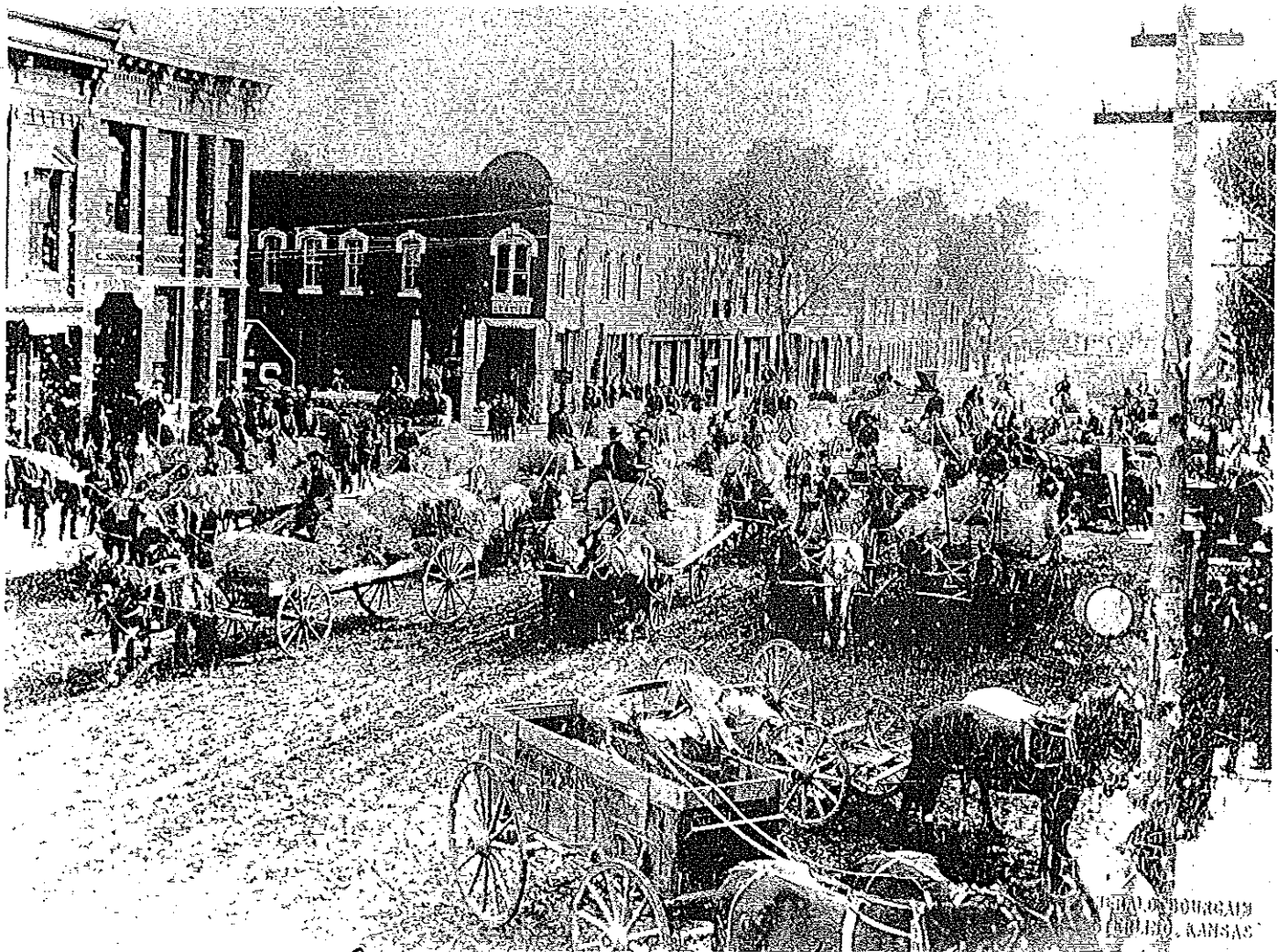
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Shay Building
Sterling, Rice County, Kansas

Figure 2: Historic Photograph, 1903



Broom Coen

Sterling, KS

1903

J. L. BOURGAIN
PHOTO, KANSAS

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Shay Building
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Figure 3: Historic Photograph, 1918



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Shay Building
Sterling, Rice County, Kansas

Figure 4: Historic Photograph, 1920



1. STERLING

1920

Construction work prior to building

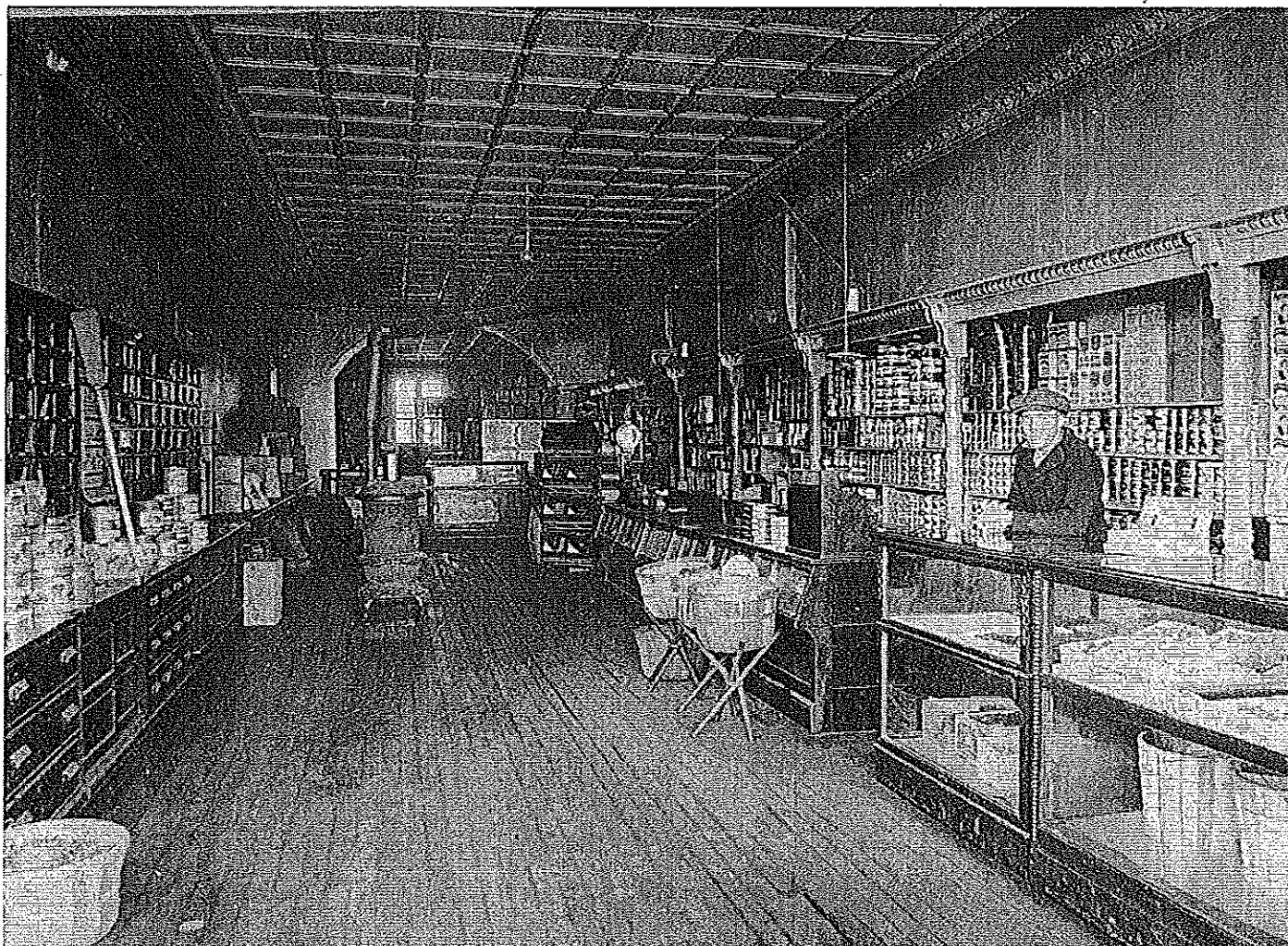
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Figure 5: Historic Photograph of Interior, circa 1920.

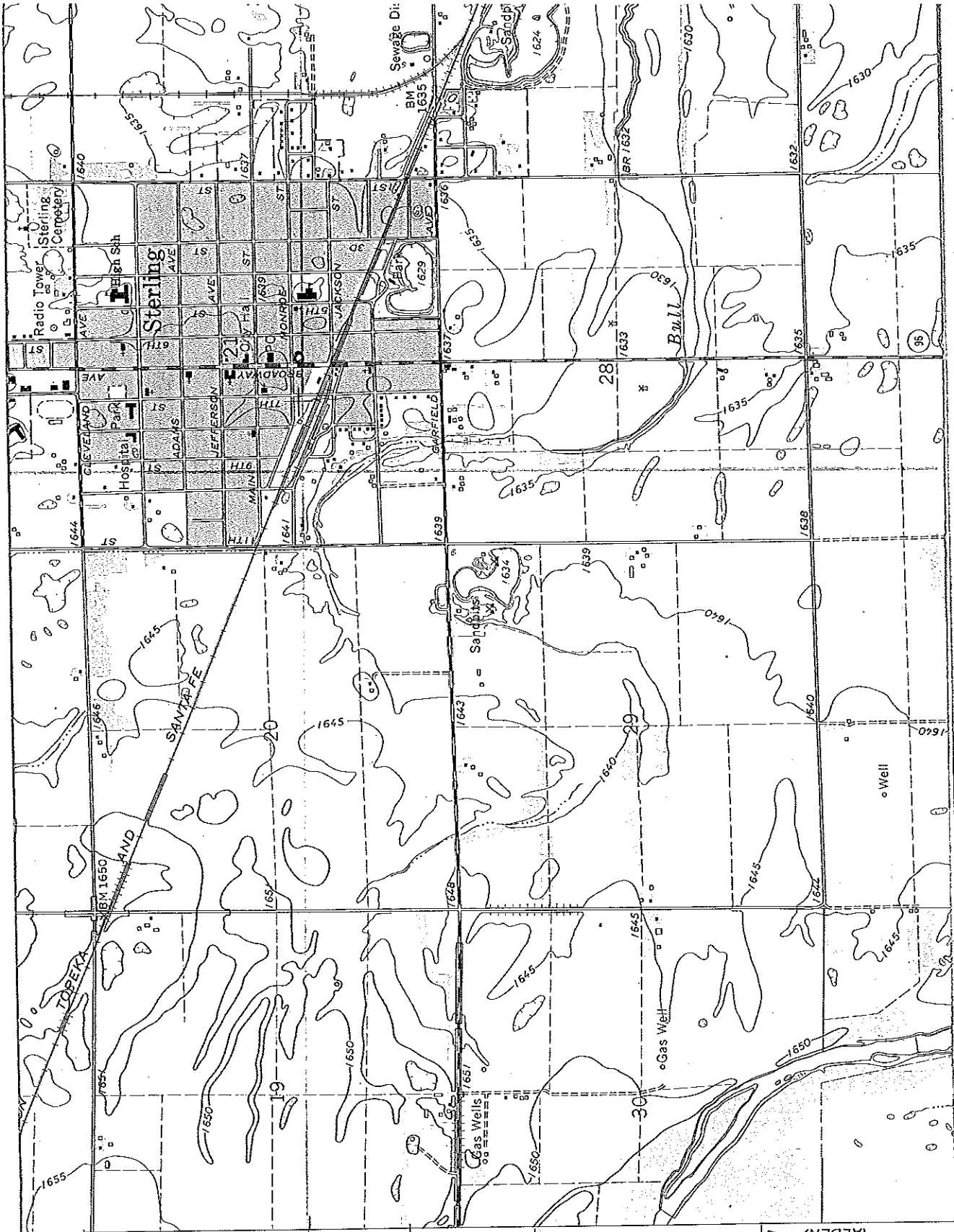


Shay Building
Sterling, Rice Co.

ZONE 14:

569500 E

4229020 N



4227 6360 III NE (ALDEN)